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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

SUBDIVISION REVIEW BOARD

MEETING DATE June 23, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Mid-State Precision	FILE NO. CO 04-0134 SUB2003-00125
SUBJECT Request by Mid State Precision for a Vesting Tentative Parcel Map / Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre. The proposed project is within the Industrial Land Use Category and is located at 2375 Precision Drive, approximately 400 feet west of Winterhaven Way, in the Callender-Garrett Village Area, in the South County (Inland) Planning Area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 04-0134 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 12, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, and public services/utilities, and are included as conditions of approval.			
LAND USE CATEGORY Industrial	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-402-002	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.112.020 – South County Areawide Standards Sec. 22.112.060 – Callendar-Garrett Village Area Standards, community-wide and Industrial. Includes site planning and limitations on use.			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 – Development Standards (Fencing, lighting, height, setbacks, density, solid waste collection) Ch. 22.16 – Landscaping Ch. 22.18 – Parking Sec. 22.22.100 – Industrial Subdivision Design			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: North: Industrial / Undeveloped East: Industrial / Undeveloped South: Industrial / Residence West: Industrial / industrial building			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ Fax: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, CDF, Nipomo Community Services District, ALUC, APCD, Cal Trans, City of Arroyo Grande	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: September 20, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.100 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Industrial land use category. Sec. 22.22.100 allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for an Industrial planned development. The proposed Tract Map and Conditional Use Permit meets all requirements as follows:

STANDARD	ALLOWED/REQUIRED	PROPOSED
Services & Location / Minimum parcel size	Minimum set by Review Authority through CUP process (Minimum set by Central Coast Basin Plan is 1 acre)	1 acre
Setbacks Front Side Rear	May be set by map with minimum of 10 feet between all structures	Minimum of 10 feet between all structures; Front, Side, Rear - Variable, minimum 5 feet
Height	45 feet	31 feet
Parking	1/500 sq. ft. – manufacturing = 21.60 spaces 1/1000 sq. ft. – storage = 3.66 spaces 1/400 sq. ft. – office = 16.74 spaces Total = 42 spaces	42 spaces

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

BACKGROUND: The project proposes to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project is located on Lot 2 of Parcel Map CO 88-292, a final map approved with four industrial lots on the south side of Precision Place and one remainder lot on the north side of Precision Place. A Minor Use Permit for an industrial building was approved by the Planning Commission on Lot 1 in 2000 (D980214P), which included additional site conditions on Lot 2, the subject property.

CONDITIONS OF PREVIOUS MINOR USE PERMIT (D980214P): The proposed project is subject to the following conditions from the Minor Use Permit for Lot 1 of CO 88-292:

- A minimum landscape strip width of 15 feet along Precision Place.
- Provide a continuous pathway along the southerly side of Precision Place from Winterhaven Way to Lot 1 consistent with the landscape plan.
- Buildings on Lot 2 cannot exceed 12,000 square feet. Multiple structures may be allowed.
- Parking on Lots 2, 3, and 4 to be located behind the buildings, or on the sides of building, but not in front of building or on corner side of Lot 4.
- Landscape materials shall be selected to mature within 3 years to create an adequate visual screen.
- Architecture on all lots to contain articulated walls and features on the north and east elevations to create visual relief. Building colors shall be subtle.
- Buildings on Lots 2, 3, and 4 shall be residential in appearance with heights limited to those for residential land use categories.
- Landscape plans for Lot 1 and 2 shall include but be limited to trees that reach heights in excess of forty feet.
- All storage on the lots to be contained within buildings or stored in completely screened area behind or between buildings but not in front of building.

The proposed project meets all of these requirements. The applicant has provided a landscape strip and continuous pathway along Precision Place with appropriate landscape materials. Buildings and parking areas have been designed appropriately to provide visual relief for surrounding areas, including articulated buildings with varying roof planes and height, awnings, and window treatment that establish a more “residential” appearance. All storage will be located within the buildings, and no outdoor storage is proposed.

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PLANNING AREA STANDARDS: The project site is located within the Callendar-Garrett Village Area. Planning Area Standards for Industrial projects establish minimum site area and site planning criteria as outlined above. The applicant worked closely with staff to provide minor revisions to the original project to meet site planning and design objectives. The proposed industrial development satisfies all Planning Area Standards.

COMMUNITY ADVISORY GROUP COMMENTS: Recommend approval. Expressed concerns that conditions from Minor Use Permit for Lot 1 had not been fulfilled.

AGENCY REVIEW:

Public Works – Recommend approval with conditions. All road improvements conditions of Parcel Map CO 88-292 required prior to recordation of map.

Environmental Health – Applicant will need to provide documentation that T & A water company will provide adequate capacity prior to recordation of final map or issuance of building permit.

Regional Water Quality Control Board – Must meet Basin Plan requirements.

CDF - Applicant shall obtain fire safety clearance letter prior to recordation of final map or issuance of construction permits. Requirements pertain to roof access, fire flow, water supply connection, fire protection systems, wildland fire/vegetation management plan, and access.

City of Arroyo Grande – Requests fire impact and traffic impact fees be required to off-set impacts that will result in City.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map (CO 88-292).

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 12, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, and public services/utilities, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Industrial land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of industrial uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support industrial uses.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; no archaeological artifacts were noted on the property; and mitigation measures for aesthetics, air quality, and public services/utilities are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 04-0134

Approved Project

1. Proposal by Mid State Precision for a Vesting Tentative Parcel Map and Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre.

Improvement Plans

2. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Fire Protection

3. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

Landscape Plans

4. All approved landscaping shall be installed prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis.

Services

5. **Prior to recordation of the final map**, the applicant shall provide evidence showing that the community water system has adequate capacity to serve the development.

Additional Map Sheet

6. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

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- b. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated March 9, 2005 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- c. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - i. Reduce the amount of disturbed area where possible;
 - ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - iii. All dirt stock-pile areas should be sprayed daily as needed;
 - iv. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible; and,
 - v. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- d. **Prior to issuance of building permits**, the applicant shall submit final elevations for review and approval. The buildings shall be designed to incorporate rural residence/barn features that provide additional articulation and features to provide visual relief. The approved plan shall be implemented prior to final inspection.
- e. **Prior to issuance of grading permit for tract improvements or building permit**, the applicant shall submit a final fencing and landscaping plan showing the use of drought-tolerant native vegetation or other appropriate vegetation approved by the Department of Planning and Building designed to screen the site from Winterhaven Road and residences to the east. The approved plan shall be implemented prior to final inspection.
- f. **Prior to issuance of building permits**, the applicant shall submit an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Winterhaven Road or residences to the east. All lighting poles, fixtures, and hoods shall be dark colored. The approved plan shall be implemented prior to final inspection.

Covenants, Conditions and Restrictions

- 7. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Maintenance of common areas.
 - b. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown

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on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- i. Reduce the amount of disturbed area where possible;
 - vi. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - vii. All dirt stock-pile areas should be sprayed daily as needed;
 - viii. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible; and,
 - ix. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- c. **Prior to issuance of building permits**, the applicant shall submit final elevations for review and approval. The buildings shall be designed to incorporate rural residence/barn features that provide additional articulation and features to provide visual relief. The approved plan shall be implemented prior to final inspection.
- d. **Prior to issuance of grading permit for tract improvements or building permit**, the applicant shall submit a final fencing and landscaping plan showing the use of drought-tolerant native vegetation or other appropriate vegetation approved by the Department of Planning and Building designed to screen the site from Winterhaven Road and residences to the east. The approved plan shall be implemented prior to final inspection.
- e. **Prior to issuance of building permits**, the applicant shall submit an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Winterhaven Road or residences to the east. All lighting poles, fixtures, and hoods shall be dark colored. The approved plan shall be implemented prior to final inspection.

Miscellaneous

- 8. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 9. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- 10. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

FINDINGS - EXHIBIT C

Conditional Use Permit SUB2003-00125 (Mid-State Precision)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 12, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, and public services/utilities, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed industrial development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed industrial development includes adequate mitigation of visual impacts to ensure compatibility with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Precision Place, a local road constructed to a level able to handle any additional traffic associated with the project as conditioned.

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EXHIBIT D - CONDITIONS OF APPROVAL

Conditional Use Permit SUB2003-00125 (Mid-State Precision)

Approved Development

1. Proposal by Mid State Precision for a Vesting Tentative Parcel Map and Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre.

Subdivision Related Approvals

2. This approval authorizes a planned development/subdivision of a 1-acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway, consistent with the Tentative Parcel Map.
3. This approval is effective for a period of 24 months from the date of the approval of the tentative map by the Planning Commission. Conditional Use time extensions shall run concurrently with the Tentative Map time extensions thereafter, until expiration of the Tentative Map. Time extensions for the Tentative Map must be requested by the applicant or agent and are subject to further review.
4. Any significant revisions in the Tentative Map not authorized by this approval shall require reconsideration by the Planning Commission.

Conditions required to be completed at the time of application for construction permits

Site Development

5. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan. The plans shall include a rural barn-style structure with split-face block veneer and canvas awnings over proposed metal siding to provide additional roof and wall articulation and visual relief.

Fire Safety

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

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Services

7. **At the time of application for construction permits**, the applicant shall provide a letter from the T & A Water Company stating they are willing and able to service the property.
8. **At the time of application for construction permits**, the applicant shall provide evidence showing that the community water system has adequate capacity to serve the development.

Conditions to be completed prior to issuance of a construction permit

Fees

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

10. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - i. Reduce the amount of disturbed area where possible;
 - x. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - xi. All dirt stock-pile areas should be sprayed daily as needed;
 - xii. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible; and,
 - xiii. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
11. **Prior to issuance of grading or building permit**, the applicant shall submit a final fencing and landscaping plan showing the use of drought-tolerant native vegetation or other appropriate vegetation approved by the Department of Planning and Building designed to screen the site from Winterhaven Road and residences to the east. The approved plan shall be implemented prior to final inspection.
12. **Prior to issuance of building permits**, the applicant shall submit an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Winterhaven Road or residences to the east. All lighting poles, fixtures, and hoods shall be dark colored. The approved plan shall be implemented prior to final inspection.

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13. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.
14. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
15. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
16. **Prior to occupancy or final inspection**, the applicant shall abandon any existing on-site septic systems in compliance with Title 19, the Building and Construction Ordinance.

On-going conditions of approval (valid for the life of the project)

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Staff report prepared by Brian Pedrotti
and reviewed by Kami Griffin

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING COMMUNITY WATER AND SEPTIC TANKS

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal systems shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the

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year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.

10. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning and Health Departments for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
11. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
12. An encroachment permit be obtained from the California Department of Transportation for any work to be done on the state highway.
13. Any existing reservoir or drainage swale on the property shall be delineated on the map.
14. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
15. Required public utility easements be shown on the map.
16. Approved street names shall be shown on the map.
17. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
18. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
19. Any private easements on the property shall be shown on the map with recording data.
20. All conditions of approval herein specified, unless otherwise noted, are to be complied with prior to the filing of the map.
21. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
22. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
23. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees shall be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Mid-State Precision Parcel Map and Conditional Use Permit
ED04-134; SUB2003-00125

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation.
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Pedrotti
Prepared by (Print)

B.D. Pedrotti
Signature

5/12/05
Date

Jeanne McManis
Reviewed by (Print)

J. McManis
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/12/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Mid State Precision for a Vesting Tentative Parcel Map and Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre.

This project is a revision from the previously withdrawn subdivision of an existing 1 acre parcel into a planned development consisting of two parcels of 0.28 acres each including development of two industrial buildings of 7,800 and 8,162 square feet (one on each respective parcel) and an additional common parcel of 19,014 square feet for common parking and driveway area for the purpose of sale and/or development. The project was revised in response to comments received from the Regional Water Quality Control Board. The proposed project is within the Industrial Land Use Category and is located at 2375 Precision Drive, approximately 400 feet west of Winterhaven Way, in the Callender-Garrett Village Area, in the South County (Inland) Planning Area.

ASSESSOR PARCEL NUMBER(S): 091-402-002

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Inland), Nipomo

LAND USE CATEGORY: Industrial

COMBINING DESIGNATION(S): None

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level

VEGETATION: Grasses

PARCEL SIZE: 43561.80 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Industrial; undeveloped	<i>East:</i> Industrial; undeveloped
<i>South:</i> Industrial; residential	<i>West:</i> Industrial; industrial building nearing completion

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property is located on the south side of Precision Place, approximately 400 feet west of Winterhaven Way in the Callendar-Garrett Village Area, and development will be visible when viewed from Winterhaven Way. The proposed development includes industrial uses that would be potentially visible from surrounding residential areas.

The subject property and surrounding area can be characterized as nearly level topography and having rural residential atmosphere. The surrounding land uses include an industrial building under construction to the west, vacant industrial properties to the north and east, and single family residences to the south and east across Winterhaven Way.

Impact/Mitigation. The project will be visible from Winterhaven Way and residences to the east. The applicant has agreed to include a number of measures to minimize visual impacts. The buildings have been designed to incorporate rural residence/barn features that provide additional articulation and features to provide visual relief. The applicant has included a preliminary landscaping plan, which will be consistent with the master landscaping plan for Precision Place and will include additional screening along the east property line facing Winterhaven Way. The applicant has also agreed to provide an exterior lighting plan to minimize lighting impacts on adjacent property. Implementation of these measures, including a final fencing and landscaping plan, will reduce the potential visual

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impacts to insignificant levels.

2. AGRICULTURAL RESOURCES

- *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Oceano sand (2-9%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil class is "IV".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> <u>Dust</u> _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if

potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately one acre. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. While no significant air quality impacts are expected to occur, staff did recommend that several measures be included in the project description to reduce fugitive dust which can be associated with construction sites.

Mitigation/Conclusion. Recommended mitigation, including watering, permanent dust control, and vehicle speed limits have been included in the Developer's Statement and agreed upon by the owner.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None located on parcel. Located within 1 mile: Marsh sandwort (*Arenaria paludicola*)[FE,SE] Blochman's leafy daisy (*E. f. sp. blochmaniae*)[FR] Nipomo mesa lupine (*Lupinus Nipomensis*), San Luis Obispo (*Monardella frutescens*), Dune lakespur (*Delphinium parryi* ssp *blochmaniae*), Central Dune Scrub, (Central dune scrub), Nipomo mesa lupine (*Lupinus nipomensis*),

Wildlife: None. Located within 1 mile: Monarch butterfly (*Danaus Plexippus*)

Habitats: None

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Vegetation on the site consists primarily of grasses.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation

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measures are necessary.

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. In the event subsurface archaeological resources are discovered during construction, the applicant has agreed to halt work pursuant to Section 22.10.040 of the County Land Use Ordinance. Based on the above discussion and anticipated absence of cultural materials, no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -*Will the project:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicablef) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*☐☐☒☐g) *Involve activities within the 100-year flood zone?*☐☐☒☐h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*☐☐☒☐i) *Preclude the future extraction of valuable mineral resources?*☐☐☒☐j) *Other _____*☐☐☐☐

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately .80 miles. As described in the NRCS Soil Survey, the soil is considered well drained.

SEDIMENTATION AND EROSION - The soil types include: Oceano sand (2-9%).

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

Projects involving more than one acre (43,560 sq. ft.) of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 43,562 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or code are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. Since specific uses or tenants are not known at this time, it is unknown if hazardous materials will be used on-site as a part of future uses. Prior to the storage or use of fuel or other hazardous chemicals CDF/County Fire and the Environmental Health Division will need to review and approve such storage/ usage. As appropriate, these agencies would recommend specific measures for safe storage of these materials as well as recommended specific fire safety measures including sprinklers and on-site suppression equipment appropriate for the specific chemicals (e.g. foam). Such measures would reduce the safety impacts to a level of insignificance. The project does present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

The proposed project was referred to the California Department of Forestry (CDF)/County Fire for review. CDF/County Fire recommended standard fire safety measures including a community water system, and access road and driveway standards

Mitigation/Conclusion. The applicant is required to comply with CDF fire safety conditions and the project would require final inspection. Based on the implementation of fire safety measures, fire safety impacts would be reduced to less than significant.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located in an industrial park that is surrounded on three sides by the Residential Suburban category. The nearest adjacent property includes a residence approximately 250 feet to the south within a eucalyptus grove on property in the Industrial category. No significant impacts are anticipated to the adjoining property. All industrial uses on the applicant's property must meet the County noise standards established within the Land Use Ordinance and the County Noise Element.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The addition of 15,000 square feet of industrial use will increase the number of employees in the area. In its efforts to provide for affordable housing, the county currently administers a Community Development block Grant Program, which provides grants to projects relating to affordable housing throughout the county.

Impact. There is very little nearby zoning within the unincorporated rural portions to support higher-density, affordable housing. The closest such density is mainly within the communities of Oceano and

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Nipomo. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is approximately .50 miles to the Mesa Fire Station. The closest Sheriff substation is in Oceano, which is approximately 5 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility and school fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational

resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	<i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Precision Place and Winterhaven Way, which connects to Highway 1 (Willow Road). The identified roads are operating at acceptable levels. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

Impact. Road improvements, including construction of Winterhaven Way to an A-1 (rural) section within a 50 foot dedicated right-of-way from Highway 1 to Callendar Road, were conditions of approval of the original parcel map (CO 88-292). These conditions were intended to anticipate future development on the industrial park, and will be completed by the applicant prior to map recordation and/or final occupancy of the buildings.

Mitigation/Conclusion. South County Road Improvement Fees will be required prior to issuance of construction permits, which will provide funding for future road improvement projects in the South

County area to mitigate cumulative impacts.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics limitations identified. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system through the use of deep well disposal fields within the front setback area and landscape islands. The County Environmental Health Department has indicated that this is an acceptable method of on-site disposal.

Mitigation/Conclusion. The leach area shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic systems will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use T&A Prosperities Water Company as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately .80 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 43,562 square feet. Based on the project description, a reasonable indoor water usage has been stated to be about 0.22 acre feet/year (AFY), or approximately 200 gallons per day.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of the this Initial Study.

Mitigation/conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10-79

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

10-30

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	NipomoCommunity Service District	None
<input checked="" type="checkbox"/>	Other <u>Nipomo Community Advisory Council</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> South County (Inland) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

10-31

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Exhibit B - Mitigation Summary Table**Aesthetics**

- VR-1 **Prior to issuance of building permits**, the applicant shall submit final elevations for review and approval. The buildings shall be designed to incorporate rural residence/barn features that provide additional articulation and features to provide visual relief. The approved plan shall be implemented prior to final inspection.
- VR-2 **Prior to issuance of grading permit for tract improvements or building permit**, the applicant shall submit a final fencing and landscaping plan showing the use of drought-tolerant native vegetation or other appropriate vegetation approved by the Department of Planning and Building designed to screen the site from Winterhaven Road and residences to the east. The approved plan shall be implemented prior to final inspection.
- VR-5 **Prior to issuance of building permits**, the applicant shall submit an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Winterhaven Road or residences to the east. All lighting poles, fixtures, and hoods shall be dark colored. The approved plan shall be implemented prior to final inspection.

Air Quality

- AQ-1 **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible; and,
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

10-33

Notice of Completion & Environmental Document Transmittal

UPS mailing: State Clearinghouse, 1400 Tenth St., Sacramento, CA 95814 (916)445-0613

U.S. Postal mailing: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 SCH#

SCH# _____

Project Title: Mid-State Precision Parcel Map and Conditional Use Permit ED 04-134

Lead Agency: County of San Luis Obispo

Contact Person: Brian Pedrotti

Street Address: County Government Center, Rm 310

Telephone: 805/781-5600

City: San Luis Obispo

Zip: 93408-2040

County: San Luis Obispo

Project Location

County: San Luis Obispo

City/Nearest Community: Nipomo

Cross Streets: Precision Place & Winterhaven Way Zip Code: 93420 Total Acres: 1 acre

Assessor's Parcel Number: 091-402-002 Section: NA Twp: NA Range: NA Base: NA

Within 2 miles: State Hwy. #: 101

Waterways: NA Airports: NA

Railways: NA

Schools: Lucia Mar Unified School District.

Document Type

CEQA: ☐ NOP

☐ Supplement/Subsequent

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

EIR (Prior SCH No.)

☐ EA

☐ Final Document

☒ Neg Dec

☐ Other _____

☐ Draft EIS

☐ Other _____

☐ Draft EIR

☐ FONSI

Local Action Type

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☒ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☒ Land Division(Subdivision,etc.)

☐ Other _____

Development Type

☐ Residential: Units NA Acres NA

☐ Water Facilities

Type: NA MGD: NA

☐ Office: Sq.ft. NA Acres NA Employees NA

☐ Transportation:

Type: NA

☐ Commercial: Sq.ft. NA Acres NA Employees NA

☐ Mining:

Mineral: NA

☒ Industrial: Sq.ft. 16,000 Acres 1 Employees NA

☐ Power:

Type: NA Watts: NA

☐ Educational: NA

☐ Waste Treatment:

Type: NA

☐ Recreational: NA

☐ Hazardous Waste:

Type: NA

☐ Other: NA

☐ OCS-related:

Type: NA

Funding (approx.): NA

Federal \$ _____

State \$ _____

Total \$ _____

Project Issues Discussed in Document

☒ Aesthetic/Visual

☐ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☐ Agricultural Land

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water supply/groundwater

☒ Air Quality

☐ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☐ Archeological/Historical

☐ Minerals

☐ Soil erosion/compaction/grading

☐ Wildlife

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☐ Growth Inducing

☐ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Land Use

☐ Economic/Jobs

☒ Public Services/Facilities

☐ Traffic/Circulation

☒ Cumulative Effects

☒ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Other _____

Present Land Use/Zoning/General Plan Designations: Industrial /

Project Description: Request by Mid State Precision for a Vesting Tentative Parcel Map and Conditional Use Permit to subdivide an existing 1 acre parcel into a planned development condominium consisting of one parcel of 1 acre, including development of two industrial buildings of 7,800 and 8,162 square feet (airspace to be owned separately for each building) and the remaining common area of 19,014 square feet for common parking and driveway area. The project will result in the disturbance of approximately one acre.

This project is a revision from the previously withdrawn subdivision of an existing 1 acre parcel into a planned development consisting of two parcels of 0.28 acres each including development of two industrial buildings of 7,800 and 8,162 square feet (one on each respective parcel) and an additional common parcel of 19,014 square feet for common parking and driveway area for the purpose of sale and/or development. The project was revised in response to comments received from the Regional Water Quality Control Board. The proposed project is within the Industrial Land Use Category and is located at 2375 Precision Drive, approximately 400 feet west of Winterhaven Way, in the Callender-Garrett Village Area, in the South County (Inland) Planning Area.

10-34

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

SD = Suggested distribution

Resources Agency (CD)

___ Boating & Waterways

___ Coastal Commission

___ Coastal Conservancy

___ Colorado River Board

___ Conservation (CD)

___ Fish & Game

___ Forestry & Fire Protection

___ Office of Historic Preservation

___ Parks & Recreation (CD)

___ Reclamation Board

___ S.F. Bay Conservation & Development Commission

___ Water Resources (DWR)

Business, Transportation & Housing

___ Aeronautics (CD)

___ California Highway Patrol

SD CALTRANS District #5 (CD)

___ Department of Transportation Planning(headquarters) (CD)

___ Housing & Community Development (CD)

___ Food & Agriculture (CD)

Health & Welfare

___ Health Services _____

State & Consumer Services

___ General Services

___ OLA (Schools) (CD)

Environmental Protection Agency

___ Air Resources Board (CD)

___ California Waste Management Board

___ SWRCB: Clean Water Grants

___ SWRCB: Delta Unit

SD SWRCB: Water Quality

___ SWRCB: Water Rights

___ Regional WQCB#_____(Central Coast Region)

Youth & Adult Corrections

___ Corrections

Independent Commissions & Offices

___ Energy Commission

___ Native American Heritage Commission

Public Utilities Commission

___ Santa Monica Mountains Conservancy

___ State Lands Commission

___ Tahoe Regional Planning Agency

___ OTHER _____

Public Review Period (to be filled in by lead agency)

Starting Date March 31, 2005Ending Date April 22, 2005

Signature _____

Date March 28, 2005**Lead Agency (Complete if applicable):**County of San Luis ObispoConsulting Firm: N/AFirm's Address: County Govt Center, Rm 310City/State/Zip: San Luis Obispo, CA 93408Contact: Brian PedrottiPhone: (805) 788-2788**Applicant:** Mid-State PrecisionAddress: 901 Highland WayCity/State/Zip: Grover Beach, CA 93433Phone: (805) 481-5645

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

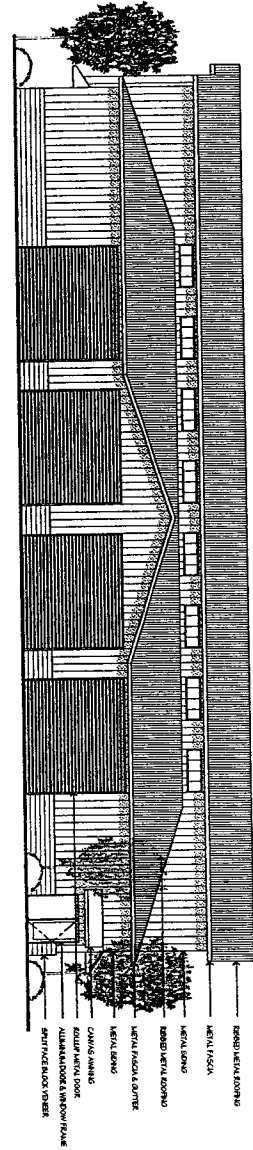
Clearance Date _____

Notes:

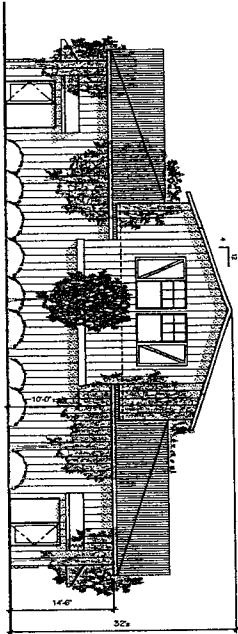
10-36

Thursday, March 4, 2004

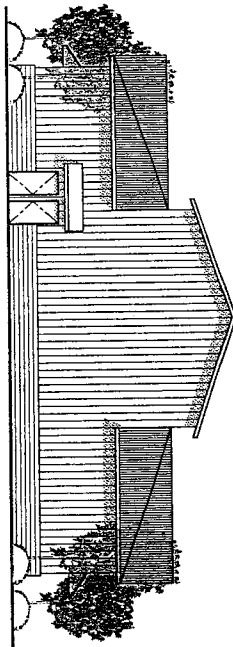
West Elevation



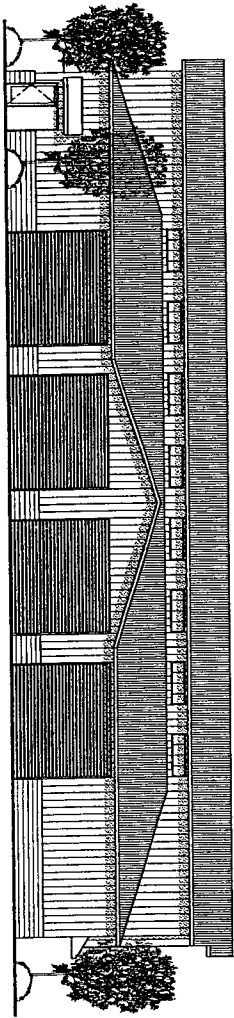
North Elevation (PRECISION PLACE)



South Elevation



East Elevation



Building-A: Exterior Elevations

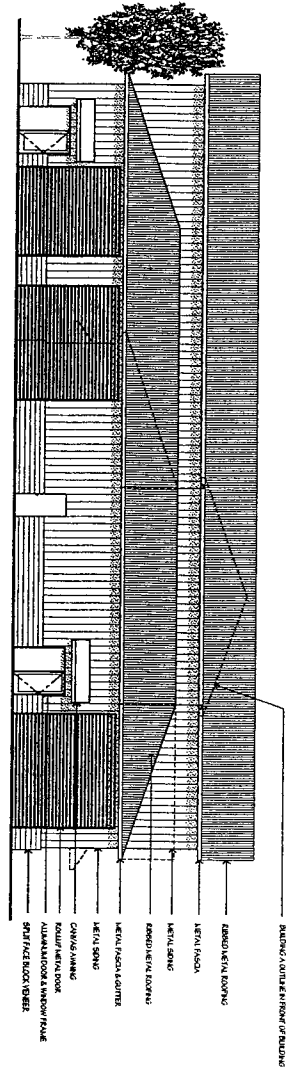
1/8\"/>

A Proposed Industrial Center

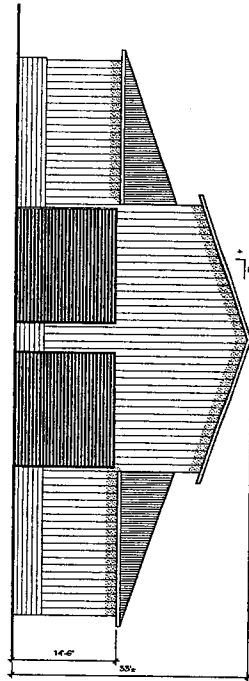
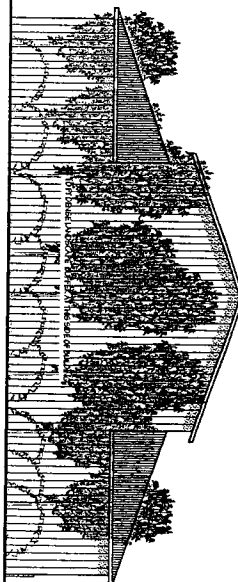
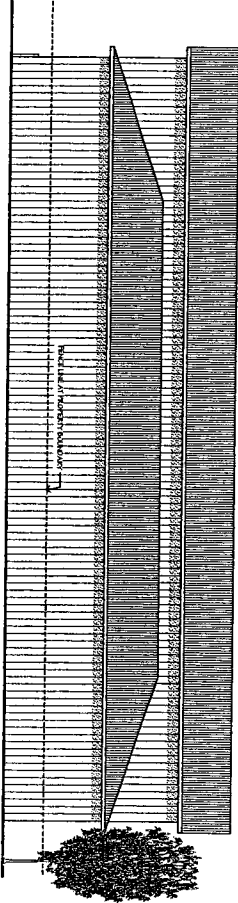


Norman & Vasquez Associates
Commercial Development and Planned Residential Specialists
101 West Branch - Suite 12
Arroyo Grande, California 93420
James E. Norman, Architect
(805) 481-5445
C-3891

10-36



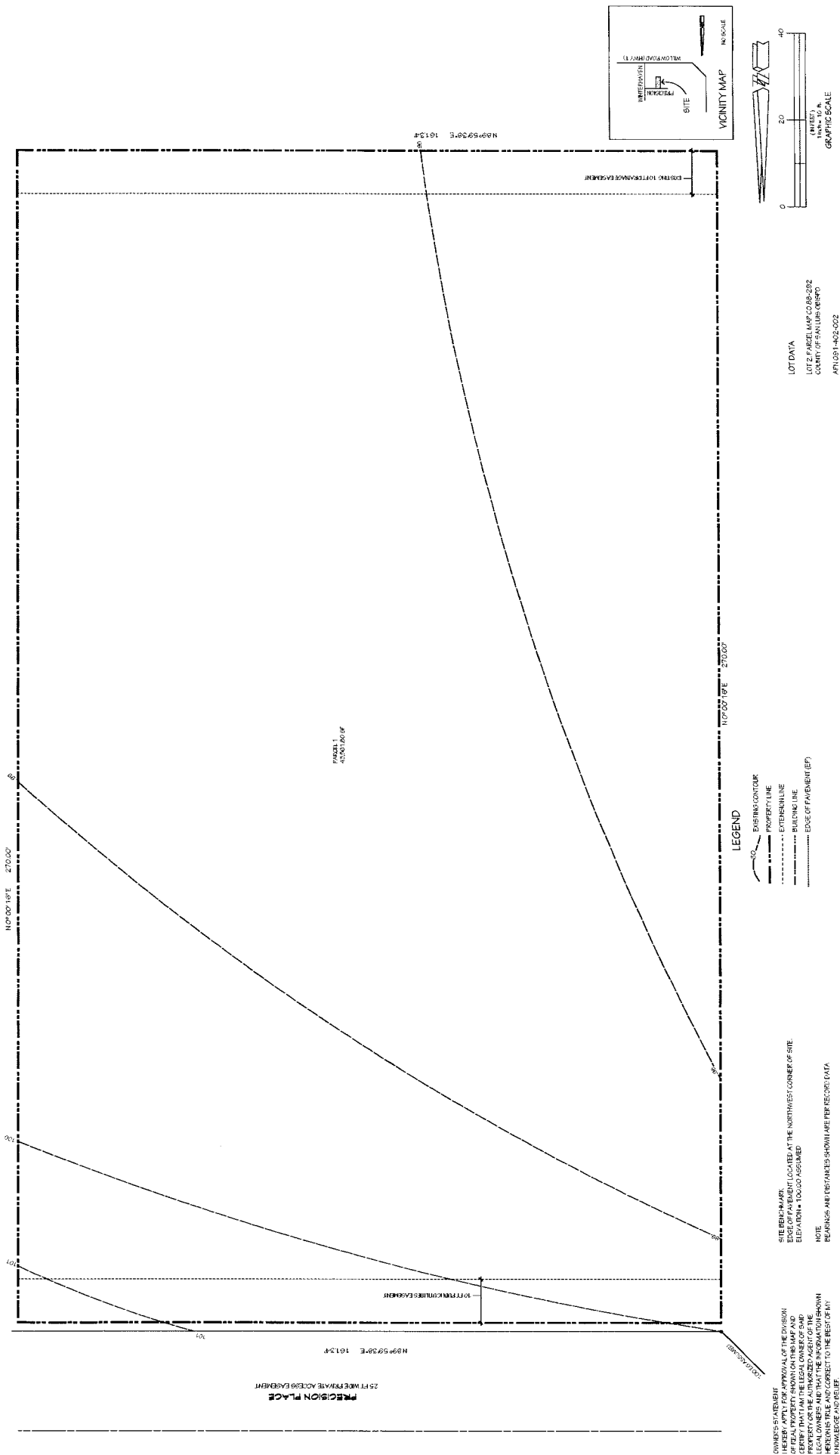
North Elevation (PRECISION PLACE)

Nest ElevationEast Elevation

South Elevation

Building-B: Exterior Elevations

10-38



OWNER'S STATEMENT
I HEREBY APPLY FOR APPROVAL OF THE DIVISION
OF LAND AND WATER RESOURCES FOR THE
CITY OF SAN LUIS OBISPO, CALIFORNIA, AND
CERTIFY THAT THE INFORMATION SHOWN ON
THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

BY: _____
DATE: _____
MODERATE PRECISION, INC.
801 HIGHLAND WAY, UNIT G, GROVER BEACH, CA 93435

UTLITIES: _____
POWER: _____
TELEPHONE: PACIFIC BELL
GAS: CALIFORNIA GAS COMPANY
WATER: TAM FRESH WATER COMPANY
SEWER: QUINCY SEWER

NOTE:
REMARKS ARE REQUIRED SHOWN ARE FOR RECORD (DATA)

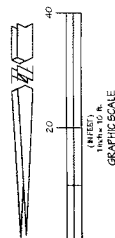
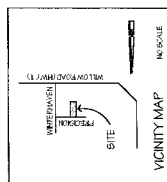
FIGURE
10-38

Vesting Tentative Parcel Map CO-04-0134

THIS MAP IS A TENTATIVE PARCEL MAP FOR THE
PURPOSE OF VESTING TENTATIVE PARCELS
IN LOT 2 OF PARCEL MAP CO-04-0134, COUNTY OF SAN LUIS
OBISPO, CALIFORNIA.

- LEGEND**
- EXISTING CONTOUR
 - PROPERTY LINE
 - EXTENSION LINE
 - BUILDING LINE
 - EDGE OF PAVEMENT (EP)

LOT DATA
LOT 2, PARCEL MAP CO-04-0134
COUNTY OF SAN LUIS OBISPO
APN 031-402-002



Mid-State Precision Parcel Map / Conditional Use Permit CO 04-134 (ED 04-134)
DEVELOPER'S STATEMENT

page 1

DATE: March 16, 2005

DEVELOPER'S STATEMENT FOR
MID-STATE PRECISION PARCEL MAP/CUP CO 03-336 (S030160P)
ED 03-513

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

ADDITIONAL MAP SHEET

Prior to recordation of the final map, the applicant shall prepare an additional map sheet, to be approved by the Director of Planning and Building and recorded with the final map. The additional map sheet shall include the following:

Air Quality

1. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - a. Reduce the amount of disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible; and,
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD, and as needed, in consultation with the Department of Planning and Building.

10-40

Mid-State Precision Parcel Map / Conditional Use Permit CO 04-134 (ED 04-134)
DEVELOPER'S STATEMENT

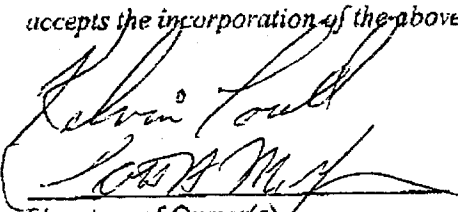
page 2

Aesthetics

2. Prior to issuance of building permits, the applicant shall submit final elevations for review and approval. The buildings shall be designed to incorporate rural residence/barn features that provide additional articulation and features to provide visual relief. The approved plan shall be implemented prior to final inspection.
3. Prior to issuance of grading permit for tract improvements or building permit, the applicant shall submit a final fencing and landscaping plan showing the use of drought-tolerant native vegetation or other appropriate vegetation approved by the Department of Planning and Building designed to screen the site from Winterhaven Road and residences to the east. The approved plan shall be implemented prior to final inspection.
4. Prior to issuance of building permits, the applicant shall submit an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Winterhaven Road or residences to the east. All lighting poles, fixtures, and hoods shall be dark colored. The approved plan shall be implemented prior to final inspection.

Monitoring: Items 2-4 will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

KEVIN GOULD

SCOTT A MCGUIRE
Name (Print)

3-17-05

3-17-05

Date

10-41



Chuck Stevenson
05/09/2005 08:50 AM

To: Brian Pedrotti/Planning/COSLO@Wings
cc:
Subject: More Winterhaven/Precision Place complaints- (Not El Jay)

FYI.

----- Forwarded by Chuck Stevenson/Planning/COSLO on 05/09/2005 08:48 AM -----



Paul Henriksen
<paulsloft@pronet.net
>

04/28/2005 10:05 PM

To: kachadjian@co.slo.us, cstevenson@co.slo.ca.us
cc:
Subject: WINTERHAVEN OVERLOAD

WE ARE VERY CONCERNED HOMEOWNERS LIVING ON WINTERHAVEN. WE MOVED
HERE JUST OVER 4 YEARS AGO WITH THE UNDERSTANDING THAT THERE WERE VERY
STRICT BUILDING CODES FOR THE PROPERTY ACROSS THE STREET FROM US. SOME
HOW, A LOT OF THESE RESTRICTIONS HAVE BEEN THROWN OUT. WE HAVE ONE
LARGE NEW BUILDING IN BUSINESS NOW AND WE HAVE ALREADY HAD TO SPEAK TO
THE OWNER ABOUT NOISE AND SAWING. WE WERE NOT SUPPOSED TO BE EXPOSED
TO PAINTS, FIBERGLASS, ETC. THE TRAFFIC HAS ALREADY BECOME A PROBLEM
AND NOW WE UNDERSTAND THAT THESE LOTS MIGHT BE BROKEN DOWN INTO SMALLER
LOTS TO PUT MORE BUSINESSES ON... THIS IS NOT FAIR. WHO LOOKS OUT OF
THE HOMEOWNER? WE HAVE A FOUR YEAR OLD GRANDDAUGHTER LIVING WITH US AND
THE SAFETY ISSUES DON'T SEEM TO BE IMPORTANT TO ANYONE ELSE EXCEPT TO
US AND OUR NEIGHBORS.....PLEASE STOP THIS OVERLOAD....WE LIVE HERE FOR
THE PEACE AND QUIET..... THANK YOU , FRAN HENRIKSEN

10-42



CDF/San Luis Obispo County Fire Department

635 North Santa Rosa Street • San Luis Obispo • California • 93405
Phone: 805-543-4244 • Fax: 805-543-4248

March 9, 2005

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA. 93408

Subject: Mid State Precision Inc.

Dear Mr. Pedrotti,

I have reviewed the referral information submitted for the 2 proposed commercial structures located on Precision Place in Nipomo, CA. The project is located within a "**High**" fire severity zone with a less than 5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Table 15A of the 2001 CBC and no less than a **Class "B"** roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.
- Buildings must have a protected stairway access to the roof if the building is over 25 feet in height and the building is over 5,000 square feet in area. The stairwell must be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign must be posted stating "Roof Access".
Exception: Roof access is not required if the roof has a slope steeper than 4 units vertical and 12 units horizontal (33%).
- Buildings over 20,000 square feet in area and over 18 feet in height will have a dry or wet 2-1/2 inch standpipe system which includes a 2-1/2 inch outlet on the roof near the roof access in an approved location. The standpipe fire department connection (FDC) must be labeled and located at a fire department approved location.

- All buildings that are greater than 12,000 square feet in area and that will be used for high piled storage, and buildings of undetermined use capable of high piled storage, will be required to have a smoke and heat removal system as required in Table 81A and Table 81-B of the California Fire Code, for Commodity Classifications I-IV.
- Sprinkler systems in buildings that have an undetermined use will require an automatic sprinkler system with a density of no less than that required for an Ordinary Hazard Group 2 use with a minimum design area of 3,000 square feet. For buildings of undetermined use with ceiling heights of over 20 feet, the system shall be designed for density of 0.33 gpm per square foot with a minimum design area of 3,000 square feet.

Fire Flow Requirements:

Must comply with the requirements outlined in the Water Supply Standard which is available on the website, www.cdfslo.org on the permits page.

Based on the total square footage for the proposed project, the required fire flow shall be no less than 1,500 gallons per minute. The final fire flow will be determined by the Fire Prevention Engineer hired by the applicant. CDF/San Luis Obispo County Fire Department will assist the applicant and their agent in determining the amount of water required in storage for the proposed project.

Water Supply Connection:

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Protection Systems:

A Fire Alarm System is required as outlined in CBC 310.10 for all buildings over 2000 sq. ft. The alarm system shall terminate at a 24-hour monitoring point (CFC 1003.1). Two sets of plans shall be submitted to the County Fire Department for approval.

This project will require installing fire sprinkler system in all buildings over 5000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at <http://www.cdfslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs:

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to have a 30 to 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class A roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, fire resistive decks and balconies, and other fire resistive construction techniques. All landscaping should be of fire resistive plants, preferably natives. **A Wildland Fire/Vegetation Management Plan must be developed and approved by CDF.**

Commercial Access Road:

- A commercial access road must be 20 feet wide for two way traffic.
- A commercial access road must be 16 feet wide for one way traffic (only allowed in limited circumstances).
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 902.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required (See Exhibit 5).

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box for fire department access.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 5 inches high with a ½" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

10-45

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this mater please don't hesitate to contact me at (805)543-4244.

Sincerely,

A handwritten signature in black ink, appearing to read "Clinton I. Bullard", with a large, sweeping flourish extending to the right.

Clinton I. Bullard
Fire Inspector

cc: Mid State Precision Inc, Applicant

10-46



"Sorrel Marks"
<Smarks@waterboard
s.ca.gov>

To: <bpedrotti@co.slo.ca.us>
cc: <lsalo@co.slo.ca.us>
Subject: Mid State Precision

04/15/2005 04:02 PM

Please excuse the informality of comments, but in light of short time before hearing I thought this might be best.

Our Basin Plan requirements for septic systems are based upon one home per full acre (or equivalent). Accordingly, the proposed project appears to have potential to significantly exceed that loading, depending upon uses of buildings. The project should be conditioned to a) demonstrate compliance with Basin Plan criteria for on-site disposal (which has not yet been done), or b) connect to a regional wastewater facility. Basin Plan compliance would include site conditions (perc rate, slope, depth to ground water and bedrock, etc.); design of system; and nitrogen loading. We expect that waste from a commercial or industrial building would be lower in flow but higher in pollutants than domestic, this needs to be taken into account also.

Call if you have questions (549-3695), I'm normally here T, Th and Fri only.
Thanks. Sorrel

10-47

T & A Properties Water Company

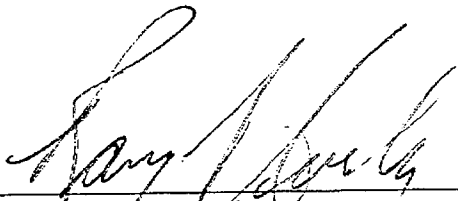
Intent-to-Serve Letter

March 16, 2005

SUBJECT: INTENT-TO-SERVE WATER SERVICE, LOT 2 of CO88-282,
WINTERHAVEN ROAD & PRECISION PLACE

See WATER & LANDSCAPE AGREEMENT attached to this letter of Intent, Doc. No. 2000-048801 recorded San Luis Obispo, (Seven(1-7) page document is granted subject to the following conditions:

This "Intent-to-Serve" letter shall be subject to the current and future rules, regulations, and fees of the T&A Properties Water Company. This "Intent-to-Serve" letter may be revoked as a result of conditions imposed upon the Water Company by a Court or availability of resources, or by a change in rules, fees, or regulations adopted by the Board of Directors for the protection of health, safety, and welfare. The Water Company reserves the right to revoke this "Intent-to-Serve" letter at any time.



Randy Avila, President
T&A Properties Water Company

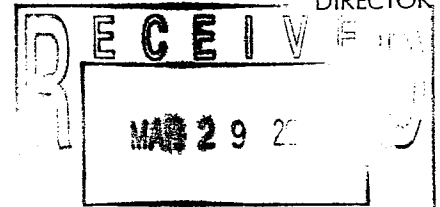
10-48

7



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

JXL

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

March 26, 2004

TO:

Environmental Health

FROM:

So. County Team

(Please direct response to the above)

Sub 2003-00125 / Precision
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

Return this letter with your comments attached no later than:

April 9, 2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES (Please go on to Part II)
 ____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

____ NO (Please go on to Part III)
 ____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Provide stock conditions for community water and on-site waste water. For prelin approval provide an intent to serve letter from T & A Properties Water Company. Soil testing will be required on each proposed parcel. Be advised the proposed industrial center map shows the leach field under the parking spaces. The leach field must be constructed where the surface is pervious and not under

4/6/04
DateLaurie Salo
NameX 5551
Phone

a parking lot or similar material.



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE:

March 26, 2004

TO:

City of Arroyo Grande

FROM:

So. County Team

(Please direct response to the above)

MAR 30 2004

CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT DEPT.

SUB 2003-00125 / Mid State Precision
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

Return this letter with your comments attached no later than:

April 9, 2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X
YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X
NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No comment: City understands that property is classified industrial and that County will consider appropriate property development standards. Nonetheless City requests that fire impact and traffic impact fees be required to off-set impacts that will result in City.

March 30, 2004
Date

Rob Strong, Community Development Director
Name
City of Arroyo Grande

4735420
Phone

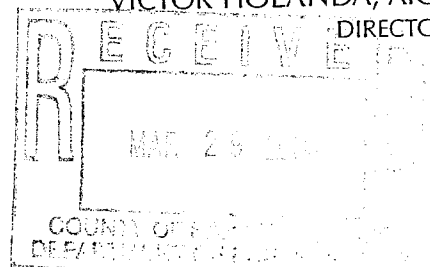
10-50



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

JXL

THIS IS A NEW PROJECT REFERRAL

VICTOR HOLANDA, AICP
DIRECTOR

DATE:

March 26, 2004

FROM

Public Works

FROM
⑥

So. County Team

(Please direct response to the above)

Sub 2003-00125 / Mid-State
Precision
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

Return this letter with your comments attached no later than:

April 9, 2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ ?
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No Title Report. Application Form has COAL 04-0134 written on it - This is NOT a LLA. Recommend Approval - Stacks Attached. All Road Improvement conditions required of CO 88-292 shall be completed before this map is recorded.

19 May 2004
DateGOODWIN
Name5252
Phone